

PROJECT APPLICATION FORM – 2011

Applicant: Acton Historical Society **Submission Date:** November 15, 2010

Applicant's Address, Phone Number and Email **Purpose: (Please select all that apply)**

PO Box 2389
Acton, MA 01720
Dana Kintigh, President (978-758-7413)
AHS (978-264-0690) jenkslibrary@verizon.net

- ☐ Open Space
- ☐ Community Housing
- ☒ Historic Preservation
- ☐ Recreation

Town Committee (if applicable): N/A

Project Name: Acton Historical Society: Re-roofing, window restoration, and siding repair at the Jonathan & Simon Hosmer House

Project Location/Address: 300 Main Street, Acton

Amount Requested: \$ 62,095

Project Summary: In the space below, provide a brief summary of the project.

The proposed work consists of three separate projects, presented as Parts 1, 2, and 3:

- (1) **Hosmer House:** Restoration, rehabilitation and selective replacement of 25 windows; restoration of 5 exterior doors; restoration/replacement of approximately 50' of rotted water table (sill board) trim.
- (2) Replacement of the asphalt and wood-shingle roof, and rehabilitation of nine windows of the **barn** (Museum Display Space), replacement of lower 12" of wood siding on **Mowry Storage Shed**;
- (3) Replacement of the asphalt-shingle roof of the **Jenks Library** building (Coughlin Repair Garage).

Each project is discussed separately below. A contractor's estimate from Mike Godin of Godin Construction is attached.

Estimated Date for Commencement of Project: July 2011

Estimated Date for Completion of Project: June 2012

JONATHAN HOSMER HOUSE and OUTBUILDINGS: REROOFING, WINDOW, DOOR, and TRIM RESTORATION and REPAIR

PROJECT NARRATIVE

Background and property information

The non-profit Acton Historical Society received the Hosmer House, a three-acre parcel with the 18th-century house and a 1922 stone garage, by vote of the October 20, 1975 Special Town Meeting. The property was originally taken in 1970 by the Acton-Boxborough Regional School District as part of the high school expansion, and came to the Town as part of a land swap with the Region. In a covenant with the Town, the Society agreed to a preservation restriction requiring the Society to restore the exterior of the house “in accordance with its original architecture using materials compatible with and as nearly similar to original materials as practicable.”

The Hosmer House. The historic **Hosmer House** is Acton’s most intact example of a rear-leanto house, and is unique in the Acton area as an 18th-century double “saltbox” composed of two different floor plans –a 1760 square-plan house (Jonathan Hosmer House) on the east end, and a half-house (Simon Hosmer House), attached to the west end in 1796-1797. When the Simon Hosmer House was added, the entire building was updated to the Federal style. The property was listed individually in the National Register of Historic Places in 2002.

Restoration and Historical Society use of the Hosmer House property. In the late 1970s, under a Bicentennial Grant matched by funds from the legacy of Albert Jenks, the Society restored the house and subsequently opened it to the public as a local history museum. The Simon Hosmer section at the west end was fitted out as a tenant’s apartment at that time, and rent from the apartment, along with income from the Jenks funds, has helped to support the upkeep of the building ever since.

In 1985 a large vertical-board shed (**Mowry Building**) was built behind the library, then garage, for the storage of some of the larger items in the society’s collection.

In 1986 the society turned its attention to the old **Coughlin Garage**, which stands just west of the house, and converted it to a library of local history and a repository for Acton historical documents. The 1922 fieldstone building is the earliest known automobile repair garage in Acton, and one of the best representatives of several fieldstone utilitarian buildings constructed in town during the early modern period. The owner of the Hosmer House at the time, George Todd, gave permission to his neighbor Harold Coughlin to build the garage on the land west of the house. The 1986 funding to convert the garage again came from the Jenks funds, and upon its opening the building was officially named the Albert R. and Mabel G. Jenks Library.

The last major addition to the property as a local history museum was a small 19th-century **post-and-beam barn** from Pittsfield, NH, which was dismantled, moved, and re-erected behind the house in 1993. Since that time the barn has housed one of the society’s most popular displays – antique agricultural equipment from local farms, as well as Acton’s early hand-tub fire engine.

Today, all three main buildings convey the story of Acton's past to the public, both through their architecture and through the irreplaceable collection of local documents, antiques, and memorabilia housed within them. Not only is the preservation of the buildings vital to conveying that story, but keeping the building envelopes – walls, windows, roofs, etc. – in weather tight condition is necessary to the conservation and protection of the collections. Cared for and interpreted by our many dedicated volunteers, the buildings and their contents help to fulfill the Historical Society's mission to "discover, to preserve, and to perpetuate facts and artifacts concerned with local history and to make them available to all interested parties."

Project description and project scope

The proposed project consists of three parts. Part 1 will restore and rehabilitate windows, doors and portions of architectural trim on both parts of the Hosmer House. Part 2 will replace the roof on the barn, rehabilitate its windows, and restore a small amount of rotted siding on the storage shed. Part 3 will replace the Jenks Library roof.

Depending on the length of the procurement phase, we anticipate starting the project in June 2011 and completing it over the next year. The work will be overseen by the eight-member Hosmer House/ Jenks Library Trustees, who are charged with the care and preservation of the collection, the buildings, and the property.

Only licensed contractors with demonstrated experience in historic restoration and rehabilitation will be considered for the project. All work will be done according to the Secretary of the Interior's Standards for Rehabilitation.

The Acton Historical Society is the owner of the property and maintains **site control** over the buildings and land. There is no mortgagee. The recorded 1976 deed includes a preservation and use restriction with the Town of Acton, approved by the Massachusetts Historical Commission. A copy of the property deed is attached.

Part 1: Hosmer House window, door and architectural trim restoration and rehabilitation

Considerable rot and deterioration are present in the exterior elements of the house, which date to various periods. Three of the five doors are original to the 1790s, when the Simon Hosmer House was built and the 1760 Jonathan Hosmer House was updated in style to match the new addition. The other two doors date to the 20th-century. There are 28 windows, many of which still have their projecting, Federal-era plank frames. Most of the window sash, however, was replaced at least once; the oldest sash appear to be the post-1938 first-story 8/12's, sized to fit the openings originally meant for 12/12s. Several entire window units date to the 1970s restoration. Some of the window frames remaining from the 18th-century are in good condition; others have rot and varying degrees of deterioration in portions of the sills and jambs. The frames of several windows installed in 1976 also have areas of rot. A considerable portion of the water table or sill board, a significant Federal style architectural feature, is also rotted.

This section of the project will stabilize and restore the older windows and doors, and repair and replace elements of the 1970s windows and doors as needed in order to prevent water penetration. About 50 feet of deteriorated water table will be replaced with rot-resistant mahogany. Protecting both this restoration work and the intact areas of historic fabric will require considerable painting of architectural trim, detailing, and siding, the cost of which will be paid for by the Historical

Society as our contribution to the project. The Society has received one estimate of \$22,000 for painting the house according to current preservation and building code standards.

Part 2: Barn roof replacement; shed siding rehabilitation

The roof on the re-assembled 19th-century barn is a combination of asphalt and wood shingles. Both the front cedar-shingled roof slope and the rear asphalt portion of the roof are in deteriorated condition. Both parts of the roof will be replaced in kind – the front with rot-resistant LifePine wood shingles, and the rear, which due to the slope of the land cannot be seen from the ground, with asphalt shingle.

The lower 12” of the vertical-board siding on the storage shed is rotted, and will be replaced with rot-resistant mahogany.

Part 3: Jenks Library roof replacement

The asphalt-shingle roof on the Jenks Library is nearly 30 years old and is beginning to leak. When the Historical Society acquired the property, the 1922 fieldstone building had a deteriorated wood-shingle roof. At that time, however, the Building Commissioner required that it be replaced with a more fire-resistant material. The Society proposes to replace the current roof with architectural asphalt shingle.

PROJECT COST ESTIMATE

A detailed cost estimate from contractor Mike Godin, of Godin Construction, is attached. Line item costs, summarized below, include 10% contractor overhead and profit:

Part I

1. Hosmer House Window Restoration:	\$10,500
2. Hosmer House Door Restoration:	\$ 5,550
3. Hosmer House Water Table Replacement:	\$ 2,700
4. Hosmer House Cellar Windows:	\$ 3,600

Part II

5. Barn Roofing	\$13,600
6. Barn window rehabilitation	\$ 5,500
7. Shed siding rehabilitation	\$ 1,750

Part III

8. Jenks Library Roofing:	\$10,450
9. Disposal of all waste materials:	\$ 2,800
10. Overhead and profit 10%	<u>\$ 5,645</u>
Total	\$62,095

FEASIBILITY and CONSISTENCY WITH CPA GOALS

The Acton Historical Society has considerable experience in building restoration and rehabilitation, as proven by its careful stewardship of the Hosmer House property over the past 35 years. All aspects of the proposed project meet the terms of the Community Preservation Act and the goals of the 2011 Acton Community Preservation Plan to protect, preserve, and/or restore historic properties of historical, architectural, archaeological, and cultural significance to the town. By helping to protect the Society's collections of historic artifacts and archival records, the project also meets the educational and archival preservation goals of both the Society's mission and the 2011 Acton Community Preservation plan. The Society will seek to obtain Building Permits as required by code, and is prepared to execute a new Preservation Restriction with the Town of Acton.

ATTACHMENTS

1. **Photographs** showing existing conditions.
2. **Project cost estimates from Mike Godin, Godin Construction.**
3. **Recorded deed for the property at 300 Main Street,** including covenant with the Town of Acton.
4. **Historic inventory form.** (National Register documentation form is also available on request.)
5. **Assessors map F-3** (detail).

Attachment 1: Photographs



Northwest corner post showing water damage



West side sill damage



Door frame damage



Window frame damage



Front window showing water damage



North side door showing damage



Barn roof showing deteriorated shakes

Attachment 2: Supporting Bid

Godin Construction
252 Richardson Rd
Ashby MA 01431
(978)386-6800
(978)386-2329 FAX

Acton Historical Society

November 11, 2010

Proposal:

1. Window Restoration:

Restore approx. 20 windows:

* 8 windows need major repairs including sill and trim replacement. Also sections of frames need replacement either with epoxy or Dutchman repair; sometimes both.

*12 need minor repairs including misc. trim replacement.

Labor:	\$ 8000.00
Materials:	<u>\$ 2500.00</u>
Total:	\$10500.00

2. Door Restoration:

Restore 5 exterior doors:

3 door frames need major restoration

2 doors frames need minor restoration
3 doors need major restoration
4 doors (including storms) need minor restoration

Doors and frames requiring major restoration will include trim replacement, sections of frames repaired with epoxy or Dutchman repair, sometimes both. Threshold repairs or replacement. * Minor repairs will consist of trim replacement or epoxy repairs.

Labor:	\$4100.00
Materials:	<u>\$1450.00</u>
Total:	\$5500.00

3. Water Table Replacement:

Remove and replace approx. 50' of rotted water table trim. New trim will be pre-primed mahogany to match existing.

Labor:	\$2200.00
Materials:	<u>\$ 500.00</u>
Total:	\$2700.00

4. Cellar Windows:

Remove and replace 5 cellar windows, including frame and sash. Frames will be custom made; pre-primed mahogany sash will be Brosco cellar sash.

Labor:	\$2500.00
Materials:	<u>\$1100.00</u>
Total:	\$3600.00

5. Back Building:

Window restoration: work on all windows, 9 total including sash repair and exterior trim

Total:	\$5500.00
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6. Building between Library and Back Building:

Cut approx. 12" off bottom of vertical wood siding due to rot (back and both sides). Replace with pre-primed mahogany.

Labor:	\$1200.00
Materials:	<u>\$ 550.00</u>
Total:	\$1750.00

All fasteners will be stainless steel.

All trim used in replacement and repairs will be either pre-primed cedar or mahogany.

7. Library Roofing:

Remove existing shingles down to sheathing. Supply and install the following: red cedar shingle drip edge, "Grace" Ice and water shield entire roof, cover with either 30 year three tab or architectural shingles.

Labor:	\$5600.00
Materials:	<u>\$3850.00</u>
Total:	\$10450.00

8. Back Building:

Remove existing shingles down to sheathing. Supply and install the following:

Front: Life Pine wood shingles (50 year warranty)

Back: 30 year architectural shingle; aluminum drip edge. Entire front roof and back will receive "Grace" Ice & Water shield. Ridge will be "Life Pine" wood ridge cap.

Labor:	\$7800.00
Materials:	<u>\$5800.00</u>
Total:	\$13600.00

9. Disposal:

\$2800.00

Total all line items:	\$59355.00
10 % O & P	<u>\$ 5935.50</u>
Total Amount:	\$65290.50

Attachment 3: Deed

BK 13086 PG 692

713.75

THE TOWN OF ACTON, a municipal corporation in Middlesex County and the Commonwealth of Massachusetts, acting by its Board of Selectmen, under and by virtue of the power conferred upon it by a vote taken at a Special Town Meeting on October 20, 1973, and every other power it hereto enabling, GRANTS to the Acton Historical Society Incorporated, a Massachusetts charitable corporation with the following mailing address: 309 Main Street, P. O. Box 389, Acton, Massachusetts, with quitclaim covenants the land in Acton, Middlesex County, Massachusetts shown as Parcel B on a plan entitled "Plan of Land in Acton, Mass., owned by: Town of Acton & Acton-Boxborough Regional School District" by Acton Survey & Engineering, Inc., 277 Central Street, Acton, Massachusetts, dated October 31, 1973, recorded with Middlesex South District Registry of Deeds, Book 12773, Page 545, and being bounded and described as follows:

SOUTHEASTERLY by Main Street, as shown on said plan, four hundred fifty-six and 43/100 (456.43) feet;

WESTERLY by land now or formerly of Carl D. Orio and Charles W. Whitehead and land of the Town of Acton, as shown on said plan, three hundred thirty-nine and 71/100 (339.71) feet;

NORTHWESTERLY by Lot C, as shown on said plan, three hundred sixty and 67/100 (360.67) feet; and

NORTHEASTERLY Again, by said Lot C, three hundred seven and 00/100 (307.00) feet.

Containing 131,340 square feet according to said plan.

For title see deed dated March 27, 1975 from Acton-Boxborough Regional School District to the Town of Acton, recorded with said Deeds Book 12773, Page 548.

In order that this restriction will run in perpetuity, the holder of the restriction will record the description of the property subject to the restriction, the name of the holder of the restriction, and the location in public records of the restriction document, in the Middlesex County Public Restriction Tract Index or have the location of the restricted property included on the town zoning map, with the name of the holder of the restriction and the location of the restriction document in public records noted on the margin of the map.

The grantee, for itself, its successors and assigns, covenants with the Town of Acton as follows:

1. The grantee will restore the exterior of the building located on said premises and known as the Hosmer House in accordance with its original architecture using materials compatible with and as nearly similar to original materials as practicable.
2. The land and building located thereon and known as the Hosmer House shall be used only (a) for residential purposes; (b) for meetings and other purposes deemed appropriate by the Acton Historical Society; (c) as a historical museum or historical home open to public view; or (d) for the production and sale of craftwork related to the period; or any combination thereof.
3. The Hosmer House shall not be removed from the land. Any exterior additions or enlargements to the house shall be approved in writing by the Acton Board of Selectmen. Plans for additional structures to be erected on the land shall be approved in writing by the Acton Board of Selectmen.
4. The land hereby conveyed shall not be subdivided or reduced in area except by a taking of a public authority.
5. If the Acton Historical Society is dissolved, the Town of Acton desires that the Hosmer House be transferred to

another charitable organization or agency subject to these covenants, for continued use in accordance with the purposes specified in paragraph 2, above.

6. If the Mosser House is destroyed or damaged so that it cannot be repaired or restored, and either it is not replaced by a replica or other suitable historical structure, or the Acton Historical Society votes at an annual meeting that it has no other historic use for said land, then the land shall revert to the Town of Acton.
7. The foregoing restrictions and covenants are for the benefit of the inhabitants of the Town of Acton and may be enforced by the Board of Selectmen of Acton.

A permanent easement is hereby reserved for the benefit of the inhabitants of the Town of Acton over a strip of land hereinafter described, said strip to be used for all purposes for which sidewalks are ordinarily used in said Town of Acton. Said strip of land is bounded and described as follows:

- | | |
|--------------------|--|
| <u>S 65-37-44W</u> | by Main Street a distance of 10.00 feet; thence, |
| <u>N 11-39-23W</u> | a distance of 81.55 feet by a stone wall; thence, |
| <u>S 19-00-13E</u> | by land of the Acton-Borborough Regional School District a distance of 80.00 feet to the point of beginning. |

Said easement is shown as "Sidewalk Easement" on a plan entitled "Plan of land in Acton, Massachusetts owned by The Town of Acton", dated September 22, 1973, recorded with Middlesex South District Deeds Book 12940, Page 130.

Said premises are conveyed subject to a forty foot wide utility easement for the benefit of the Acton Water District recorded with said Deeds Book 12940, Page 130 and shown on said plan as "40' wide Utility Easement".

There is no consideration for this deed and therefore no documentary stamps are affixed.

In Witness Whereof, the Town of Acton has caused this instrument to be executed and its seal affixed by a majority of its Board of Selectmen this 5th day of October, 1976.

TOWN OF ACTON

By *John G. Quinn*
John A. Quinn
John H. Quinn
Alfred F. Quinn

At least a majority of the Board of
Board of Selectmen



The foregoing preservation restrictions are hereby approved.

Massachusetts Historical Commission

By *Elizabeth Reed Amason*
Executive Director

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COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss.

October 14, 1976

Then personally appeared, Joan N. Gardner

known to me to be a member of the duly elected, qualified and acting Selectmen of the Town of Acton, and acknowledged the foregoing instrument to be his free act and deed and the free act and deed of the Town of Acton, before me,

Christopher J. [Signature]
Notary Public

My commission expires: *August 1977*



Attachment 4: Historic Inventory Form

NATIONAL REGISTER CRITERIA STATEMENT (if applicable)

ARCHITECTURAL SIGNIFICANCE Describe important architectural features and evaluate in terms of other buildings within the community. One of three remaining saltboxes in Acton,

this building was originally half its current size, having been built as a center-chimneyed dwelling in 1760 by Jonathan Hosmer for his bride, Submit Hunt. Hosmer was a brickmason as well as a farmer and advertised his trade by having the ends of the house plastered and painted to resemble brick. A portion of this exterior treatment may be seen in the attic of the current house, having been left in place when the mirror-twin duplicate addition was made to the house in 1796 for Hosmer's son Simon. Again, to demonstrate his brickmason ability, Jonathan Hosmer used a different style for each of the fireplaces (5 in the original north-east section, 3 in the addition.) There are separate front entrances for the two halves of the house but interior doors on both the first and second stories connect the building. (The side entry in a story-and-a-half addition to the 1796 portion may have been added as late as the mid-19th century.) Of the nine over nine (con-

HISTORICAL SIGNIFICANCE Explain the role owners played in local or state history and how the building relates to the development of the community. Jonathan Hosmer was a much older

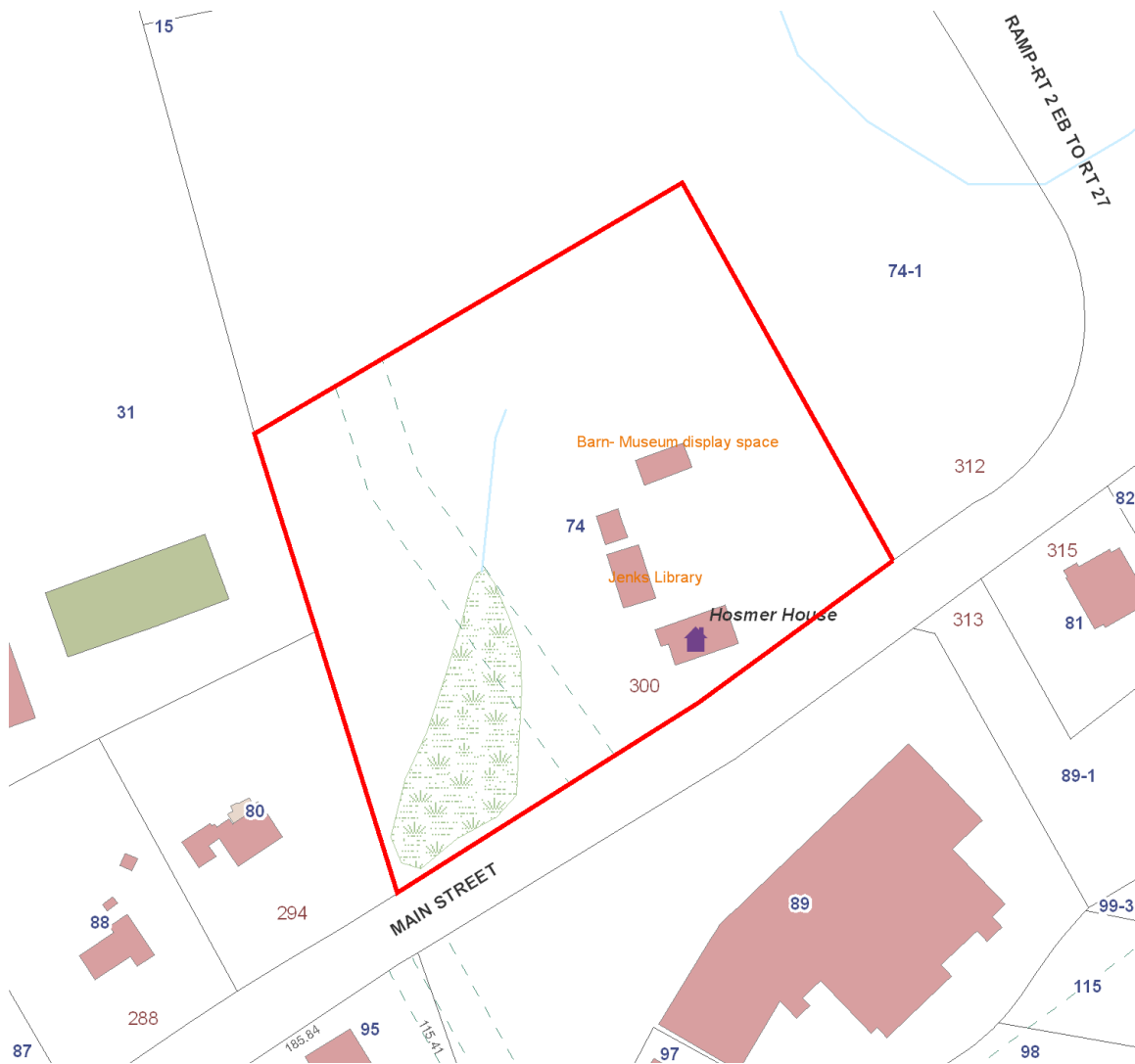
brother of Abner Hosmer, killed April 19, 1775 at the Concord bridge in the initial volley. Submit Hunt Hosmer was the daughter of Capt. Simon Hunt who also led a troop of minutemen that day. Jonathan and Submit's older son died in "ye Service of his Country" At Bennington. Simon Hosmer, as his father and grandfather before him, was a deacon in the church and a farmer. He also started a music school in Acton. A year before his death in 1840, he sold the property to Francis Tuttle. Tuttle split up the land and, in 1846, sold the house to Francis Tuttle. Tuttle was a prominent Actonian, having run the Center Store and served as Town Clerk, Selectman, Justice of the Peace, and State Representative at different times. The marriages of four of his daughters in the house to members of other prominent Acton families made the house a family homestead to most of late 19th century Acton.

ARCHITECTURAL SIGNIFICANCE(continued from above) windows few if any are original. Although a late 20th century fire destroyed part of the rear of the building, the Acton Historical Society (present owner) matched the remaining paneling when rebuilding. In the 1760 keeping room there are two bake ovens, the second probably added later to keep from having to reach over the fire to bake. A corner cupboard in a front parlor is thought to pre-date the house, having been saved from an earlier dwelling though integrated into this building in 1760.

BIBLIOGRAPHY and/or REFERENCES

Fletcher's Acton in History; Phalen History of the Town of Acton; Acton's Vital Records; research of the Acton Historical Society; and notes by Robert H. Nylander

Attachment 5: Assessors Map



Property Information

F3-74

Location

Property ID
300 MAIN ST

MAP FOR REFERENCE ONLY NOT A LEGAL DOCUMENT

This data set/map is for planning purposes only and should not be used for larger scale analysis. The Town of Acton shall not be held liable for any use of the data or images shown on this map, nor is any warranty of accuracy expressed. All uses of this data set/map are subject to field verification.